

[Second Reprint]
ASSEMBLY, No. 1570

STATE OF NEW JERSEY
215th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2012 SESSION

Sponsored by:

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District 19 (Middlesex)

Assemblyman JERRY GREEN

District 22 (Middlesex, Somerset and Union)

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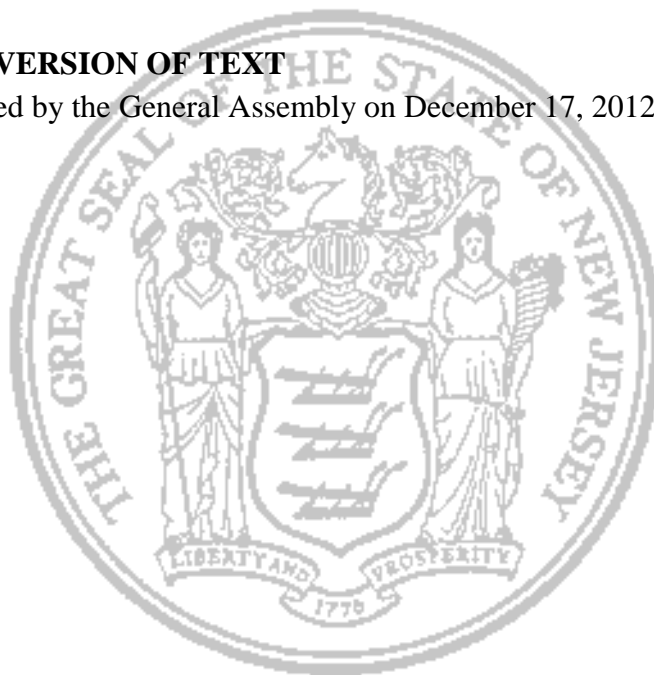
Assemblywoman Wagner and Senator Norcross

SYNOPSIS

Requires fire suppression systems in new single and two family homes.

CURRENT VERSION OF TEXT

As amended by the General Assembly on December 17, 2012.



(Sponsorship Updated As Of: 1/10/2014)

1 AN ACT concerning new home fire safety and supplementing the
2 "State Uniform Construction Code Act," P.L.1975, c.217
3 (C.52:27D-119 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

8 1. This act shall be known and may be cited as the "New Home
9 Fire Safety Act."
10

11 2. As used in this act:

12 "Commissioner" means the Commissioner of Community
13 Affairs.

14 "Fire suppression system" means an engineered or pre-
15 engineered system that suppresses a fire using an extinguishing
16 agent distributed through fixed piping and nozzles that are activated
17 either manually or automatically. The system may include
18 containers, nozzles, controls, automatic detection, manual releases,
19 equipment shut downs, and alarms. In such systems, an
20 extinguishing agent is discharged through fixed pipes and nozzles
21 into or over a potential fire hazard.

22 "Manufactured home" means a unit of housing manufactured in
23 accordance with the standards promulgated for a manufactured
24 home by the Secretary of the United States Department of Housing
25 and Urban Development pursuant to the "National Manufactured
26 Housing Construction and Safety Standards Act of 1974,"
27 Pub.L.93-383 (42 U.S.C. s. 5401 et seq.).

28 "New home" means a dwelling not previously occupied, for
29 which a construction permit has been issued after the effective date
30 of P.L. , c. (C.) (pending before the Legislature as this bill)
31 and intended for residential use by not more than two households,
32 but shall not mean a manufactured home ¹**[or]** ²**[and shall not**
33 **mean]**¹ or a² dwelling that is not connected to a public water
34 system, as defined by section ¹3¹ of P.L.1977, c.224 (C.58:12A-3),
35 the "Safe Drinking Water Act."
36

37 3. a. In any case where a change of occupancy of any building
38 subject to the requirements of section 1 of P.L.1991, c.92
39 (C.52:27D-198.1) is subject to a municipal ordinance requiring the
40 issuance of a certificate of occupancy, certificate of inspection, or
41 other documentary certification of compliance with laws and
42 regulations relating to safety, healthfulness, and upkeep of the
43 premises, no such certificate shall be issued until the municipal

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly AHO committee amendments adopted December 6, 2012.

²Assembly floor amendments adopted December 17, 2012.

1 officer or agency responsible for its issuance has received a
2 certification from the enforcing agency that the new home is
3 equipped with a fire suppression system that conforms to the
4 requirements promulgated by the commissioner, pursuant to the
5 State Uniform Construction Code and section 4 of P.L. ,
6 c. (C.) (pending before the Legislature as this bill).

7 b. The local governing body having jurisdiction over the
8 enforcing agency or, where the Division of Codes and Standards is
9 the enforcing agency, the commissioner, may establish a fee which
10 covers the cost of inspection and of issuance of the certificate;
11 however, if an inspection is being made and a certificate is being
12 issued evidencing compliance with section 2 of P.L.1991, c.92
13 (C.52:27D-198.2), the fee authorized therein shall cover the costs of
14 complying with this section.

15

16 4. The commissioner shall modify the building subcode of the
17 State Uniform Construction Code to require the installation of fire
18 suppression systems in all new one- and two family homes pursuant
19 to P.L. , c. (C.) (pending before the Legislature as this bill).
20 The modification shall require all fire suppression systems to be in
21 compliance with subchapter 10 of chapter 10 of Title 7 of the New
22 Jersey Administrative Code regarding Physical Connections and
23 Cross Connection Control by Containment, and shall require the
24 installation of separate shut-off valves and a meter for measuring
25 water usage dedicated to fire suppression.

26

27 5. This act shall take effect on the first day of the seventh
28 month next following the date of enactment of P.L. , c. (C.)
29 (pending before the Legislature as this bill) and shall not apply to
30 new homes built as part of a development plan or building permit
31 approved on or before the effective date of this act.